

**City of Greensboro Planning Department
Zoning Staff Report
February 14, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A
Location: The southwest side of Battleground Avenue between Cotswold Avenue and Brassfield Road.

Applicant: Charles E. Melvin, Jr.
Owner: Battle Crossing II, LLC

From: CD-HB
To: CD-LI

Conditions:

- 1) The use shall be limited to offices for a self-storage facility, self-storage buildings and accessory uses only.
- 2) No overnight outside storage shall be permitted.
- 3) HVAC units will be screened from Battleground Avenue.
- 4) Freestanding signage at Battleground Avenue will not exceed 25 feet in height.
- 5) The maximum building height will be 36 feet.
- 6) Storage of hazardous, toxic or explosive substances shall be prohibited.
- 7) Hours of operation shall be Monday through Saturday 8:00 a.m. to 8:00 p.m. and Sunday 12:00 noon to 5:00 p.m.
- 8) The office building will be constructed with masonry block and EIFS (stucco-like system) with storefront windows and the roof will be standing seam metal and the multi-story building will be of precast scored concrete and the roof will be membrane with decorative parapet.
- 9) No caretaker dwelling unit(s) will be permitted.
- 10) The multi-story building will screen any outside doors from Battleground Avenue.
- 11) No billboard shall be located on the property.

SITE INFORMATION	
Max. Developable Units & Density	N/A
Net Density of Developable Land	N/A
Existing Land Use	Undeveloped
Acreage	5.405
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Open field <i>Other:</i> N/A
Overlay Districts	Northernmost portion of property located in SCOD-2
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Golden Touch Carwash / Battle Crossing Shopping Center	CD-HB
<i>South</i>	Park Forest Apartments	CD-RM-18
<i>East</i>	Wal-Mart Shopping Center / Taco Bell / Exxon Gas Station	CD-SC/HB
<i>West</i>	Chelsea Commons Townhomes	CD-RM-18

ZONING HISTORY		
Case #	Year	Request Summary
2734	1999	This tract was part of a 10.5 acre parcel that was rezoned from RS-40, RS-12 and CU-HB to CU-HB by the Zoning Commission in April 1999. The existing conditions that currently govern the subject property were established at this time and are summarized below.

DIFFERENCES BETWEEN CD-HB (EXISTING) AND CD-LI (PROPOSED) ZONING DISTRICTS
<p>CD-HB: Primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks. The existing zoning prohibits Sexually Oriented Businesses and all uses that are prohibited in the Watershed Critical Area except full service car washes in which the used wash water is recycled on the property or rerouted to the sanitary sewer system. The existing zoning limits buildings to a maximum height of 50 feet, provides for a maximum of two curb cuts on Battleground Avenue, provides for a stream buffer, prohibits underground storage tanks, and prohibits billboards from being placed on the property.</p>
<p>CD-LI: Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations, have little or no adverse effect upon adjoining properties. See conditions for use limitations and other restrictions.</p>

TRANSPORTATION	
Street Classification	Battleground Avenue – Major Thoroughfare.
Site Access	Existing.
Traffic Counts	Battleground Avenue ADT = 29,400.
Trip Generation	N/A.
Sidewalks	Existing.
Transit	Yes.
Traffic Impact Study	Not required per TIS ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Greensboro Watershed, WS III
Floodplains	Property located within the 100 yr floodplain and there is also a floodway associated with that stream. All proposed buildings must have the finished floor elevation at least 1' above the base flood elevation (BFE), also all the mechanical equipment must be elevated at least 1' above BFE. No development including fill is allowed within the floodway.
Streams	Perennial stream onsite. If previously approved plan still applies (That is if the proposed development is consistent with the previously approved plan and does not exceed any allocations on previously approved plan) stream requires 50' undisturbed natural buffer from top of bank. If the previously approved plan does not apply site must meet current stream buffer requirements and 100' buffer from top of stream bank is required for perennial streams, no built upon area is allowed in the entire buffer.
Other	Previously approved plan has allocated a maximum amount of built upon area for this site as part of the subdivision and pond design. If this allocation is exceeded site must meet current City of Greensboro Watershed Regulations.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>South</i>	Type A Yard - 50' avg. width; 4 canopy/100'; 10 understory/100', 33 shrubs/100'
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>West</i>	Type A Yard - 50' avg. width; 4 canopy/100'; 10 understory/100', 33 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 7C.3: Identify brownfield sites and ***underutilized/abandoned properties*** and buildings and expedite opportunities for development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This lot was created by the recording of a final plat in Plat Book 149 Page 128 in the Guilford County Register of Deeds on March 10, 2003. No additional public drainageway and open space will be required to be dedicated to the City of Greensboro from this lot.

This area is designated as Mixed Use Commercial on the Generalized Future Land Use Map of Connections 2025. This designation is intended to promote a mix of uses, of which various

commercial uses remain predominant, but where residential, service, and other uses are complementary. Due to the size, configuration and topography of the site there could be constraints on the ability to provide a full mix of uses (retail, office, residential), but the size does not constrain the ability to offer design elements to provide a higher standard of development.

Staff feels that a self-storage warehouse facility will provide a needed and convenient service for the surrounding and nearby higher density residential developments, as well as for businesses in the extended area.

This type of land use is a low traffic generator and, as such, provides a complementary fit with the land uses that produce higher traffic volumes in the vicinity of this busy intersection – uses that include a car wash, a fast food restaurant, a gas station/convenience store and a big box department store. Furthermore, a low intensity activity such as self-storage provides a compatible use to the adjacent multifamily developments since, by condition, the hours of operation are limited primarily to the daytime.

GDOT: No additional comments.

Water Resources: Site has wetlands. If any disturbance to wetlands is proposed and/or any stream crossing is proposed permits will have to be obtained from the state and corps of engineers prior to disturbance. An appropriately sized drainage easement is required on all channels carrying public runoff (size depends on amount of flow channel carries).

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.